



430 15 Avenue Calgary Alberta

\$584,900

CHECK OUT THE VIRTUAL TOUR! Charming INNER CITY HOLDING PROPERTY WITH TONS OF POTENTIAL. This well-maintained single-family home in the desirable RENFREW community previously generated \$2,500 in monthly rent (including utilities), making it appealing to investors seeking cash flow. The property is move-in ready or can be rented as-is, with potential for future development. There is over 1,030 sf of usable space and ample storage! The main floor includes an enclosed, bright front porch with windows; 2 good-sized bedrooms; a 4-piece updated bathroom with tiled floors/walls; and a large dining/living room with a decorative brick fireplace. As you head into the galley kitchen, you will find stainless steel appliances, including a gas range, along with a separate laundry room tucked away. Plus, off the back, you have another enclosed mudroom porch and more built-in storage space. Subject to city/municipality approval and permitting, you could have a separate entrance leading to the basement. There is ample storage and a large recreation room that could serve as a bachelor's suite. The backyard features a deck and a covered entrance to the oversized single-car garage, which could serve as a shop or gym in addition to providing vehicle parking. This character home offers flexibility for occupancy or continued rental income, with potential for basement suite development. The zoning is M-C2, allowing for future infill development when ready. Check out this listing, which includes virtually staged photos to illustrate its great potential. (id:6769)

Family room 11.00 Ft x 17.00 Ft
Furnace 9.50 Ft x 12.08 Ft
Living room/Dining room 9.75 Ft x 27.00 Ft
Kitchen 9.50 Ft x 11.75 Ft
Laundry room 5.58 Ft x 8.17 Ft

Primary Bedroom 8.00 Ft x 9.83 Ft
Bedroom 8.00 Ft x 9.50 Ft
4pc Bathroom 5.00 Ft x 7.75 Ft
Other 4.58 Ft x 8.17 Ft
Other 6.75 Ft x 6.58 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

<http://www.cirrealty.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca